

12/2 Lander Crescent, Amaroo, ACT 2914

STONE

Sold Townhouse

Friday, 29 September 2023

12/2 Lander Crescent, Amaroo, ACT 2914

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Townhouse



Jess Doolan
0262538220



Alex Ford
0262538220

\$669,500

Situated in the centre of Amaroo sits this attractive three-bedroom single-level home, immaculately maintained and presented and full of character and charm. Both living and dining areas are drenched with natural light and seamlessly flow to the outdoor entertaining area which is accompanied by well-established and refurbished gardens. 12/2 Lander Crescent is a turnkey opportunity with fresh paint, carpet and landscaping all done for you and is located just a moment to a host of local amenities including Amaroo School, Amaroo Shopping Village, Ngunnawal shops and the Gungahlin Town Centre and light rail system with direct access into the city.

Features Overview:- Single-level floorplan, free-standing home in a boutique complex- NBN connected- Age: 26 years (built in 1997)- EER (Energy Efficiency Rating): 4.5 Stars

Development Information:- Name of development: Wundurra- Number of buildings in development: 16- Strata management: Bridge Strata Sizes (Approx.)- Internal Living: 108 sqm- Garage: 22 sqm- Deck: 15sqm - Total residence: 145sqm

Prices- Strata Levies: \$572.20 per quarter- Rates: \$528 per quarter- Land Tax (Investors only): \$688.76 per quarter- Conservative rental estimate (unfurnished): \$550-\$570 per week

Inside:- Large open-plan living area, bathed in natural light- Well-appointed kitchen with quality appliances- Three bedrooms all with built-in robes and new carpet- Two-way bathroom with separate bath and shower- Separate laundry with access to outside- Split system installed and ducted gas heating system- New gas hot water unit- New paint and carpet throughout

Outside:- Freshly manicured gardens, including new turf- Large deck area, perfect for entertaining- Side access is a rare offering, perfect for caravans, trailers etc.- One car garage plus additional car space - Situated in a secluded pocket of complex with lush gardens

Construction Information:- Flooring: Concrete slab- External Walls: Brick veneer- Roof Framing: Timber: Truss roof framing- Roof Cladding: Concrete roof tiles- Fascia: Colorbond fascia- Gutters: Colorbond gutters- Window Frames: Timber window frames and aluminum window frames- Window Glazing: Single glazed windows- Wall Insulation: Thermal insulation value approximately R-1.5- Roof Insulation: Thermal Insulation value approximately R-3.0

Amaroo is a popular and sought-after suburb with families, as it has everything you would ever need. Two schools next to each other, Good Shepherd Catholic Primary School and Amaroo School, Busy Bees at Amaroo, walking distance to nature reserves and Yerrabi Pond, a popular spot to walk the dogs or ride the bikes with the kids. Amaroo shopping village provides a petrol station, Coles, Aldi, Wok it Up, Guru Coffee, 2 gyms, a chemist, a vet, a hairdresser, and the popular Stone House pub.

Inspections: We are opening the home most Saturdays with mid-week inspections. However, If you would like a review outside of these times please email us at: jessdoolan@stonerealestate.com.au

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